

+OWNERSHIP 101117 2024 1/04/2024
 SURCY JESSICA LEIGH D ETALS

PROPERTY DESCRIPTION
 641 CENTRAL AVE
 641 CENTRAL AV

TAX SUBDIVISIONS
 NEUSE
 COUNTY/SANDY BOTTOM FIRE

MAP NUMBER CARD NO
 450302892523 1
 RECORD NUMBER: 19654
 ROUTE 2033000
 LISTER: LNLEGLISH 5012023
 REVIEW:

641 CENTRAL AVE
 KINSTON NC 28504
 DEED: 1878 860

641 CENTRAL AV

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+----16-----+
1          :
2          1
:          2
+---14---+D-----+---45-----+
:         :         :
:         :         :
2         :         :
1         3         3
:         0         0
:         :         :
:         :         :
+---14---C+         :
:         :         :
9         A         :
+---14---B+-----+---45-----+
:         :         :
:         4         E
:         +-6-4
  
```

TOPO STREET UTILITY ZONING .860 ACRES NBHD
 0124

NOTES:01 38/100AC FR 19307 FOR 201

#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	2A LOT	1.25LT	12000		1.00	1.00	12000 15000

LAND VALUE: 15000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	01CDETGAR-F	1*	19.11			1	1.00	.01	5000

OTHER VALUE: 5000

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	HEATPUMP	LAMSHNGL	1.00STHT	
CONIWALL				'WALL	
				3 BDRM	1.00LFUF

RES - IMP C AYB 1967 EYB 1982
 DIMENSIONS: A-DU30DR45DD30DL45 B-DL14DU9DR14DD9 C-MU9DL14DU21DR14DD21 D-MU9MU21DR16DU12DL16DD12 E-MU30MR45MD30ML
 27DD4DL6DU4DR6

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1350	1.00	79.84	.8654		69.093	1350	1.00	93275					
	0110 HEATPUMP			2.00			2.000	1350		2700					
	0103 BRICK			3.00			3.000	1350		4050					
	2.00 FULL BTH			3000.00			3000.000			6000					
B	78 UTILITYB	126	1.00	28.50	1.0000		28.500	126	1.00	3591					
C	79 CARPORT-	294	1.00	17.50	1.0000		17.500	294	1.00	5145					
D	84 WOOD DEC	192	1.00	23.27	.4957		11.534	192	1.00	2214					
E	83 STOOP	24	1.00	14.32	.7695		11.019	24	1.00	264					
			HSF:	1350.00			%COMP: 100			RPCN: 117239	1.00	117239	- .35-	=	59440
			MKT	78.00			STRUCTURE VALUE:	86.84		OGRCN/HSF		44.02	FMV/HSF		59440

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	15000	15000	100%	WD		17441LV/AC
OTHERFEAT	5000	5000	100%	03172020		
STRUCTURE	59440	59440	100%	1878-860		TV/HSF
TOTAL	79440	79440	100%	1000	7944%	SP/HSF

APPRAISED-VALUE: 79440